

FILE NUMBER: Z-25-000085 **DATE FILED:** July 14, 2025

LOCATION: Southeast corner of Hillcrest Road and LBJ Freeway

COUNCIL DISTRICT: 11

SIZE OF REQUEST: Approx. 9.966 acres **CENSUS TRACT:** 48113013202

REPRESENTATIVE: Will Guerin, Jackson Walker, LLP

OWNER: Benjamin Scott, C&H Acquisitions, LLC

APPLICANT: Benjamin Scott, H-E-B, LP

REQUEST: An application for RR Regional Retail District on property zoned NO(A) Neighborhood Office District.

SUMMARY: The purpose of the request is to develop the site with a general merchandise or food store 100,000 square feet or more.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently developed with three two-story office buildings erected in 1972 per Dallas County Appraisal District records.
- The applicant proposes to demolish the existing buildings and develop the site with a general merchandise or food store 100,000 square feet or more.
- RR Regional Retail is the least intense district that permits the proposed use by right.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. **Z234-271:** On April 23, 2025, the City Council approved an application for an amendment to Planned Development District No. 143, on the northwest corner of IH-635 and Valley View Lane subject to amended development plan, landscape, traffic management plans, and amended conditions.
2. **Z201-291:** On December 2, 2021, the City Plan Commission recommended denial without prejudice for an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned NO Neighborhood Office District on the south line of Lyndon B Johnson Freeway, west of Hillcrest Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
LBJ Freeway	Highway	--
Hillcrest Road	Principal Arterial	100 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, has reviewed the request and determined that a traffic study is necessary to appropriately evaluate the proposed design and development assumed site plan. Although a traffic study is not required with a zoning amendment application, engineering staff recommended an analysis of the development's potential impacts. This review will be required at permitting among other engineering studies, should the appointed and elected bodies approve the zoning amendment request.

At staff's request, the applicant submitted a traffic study on September 2, 2025. Staff is currently reviewing the study's findings to assess anticipated impacts, including the addition of dedicated auxiliary lanes on Hillcrest Plaza at Hillcrest, the northbound approach on Hillcrest at LBJ Freeway Service Road relative to nearby entry ramps and flood gates, and other related considerations. Review comments, if any, are forthcoming as of the time of this report.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 22

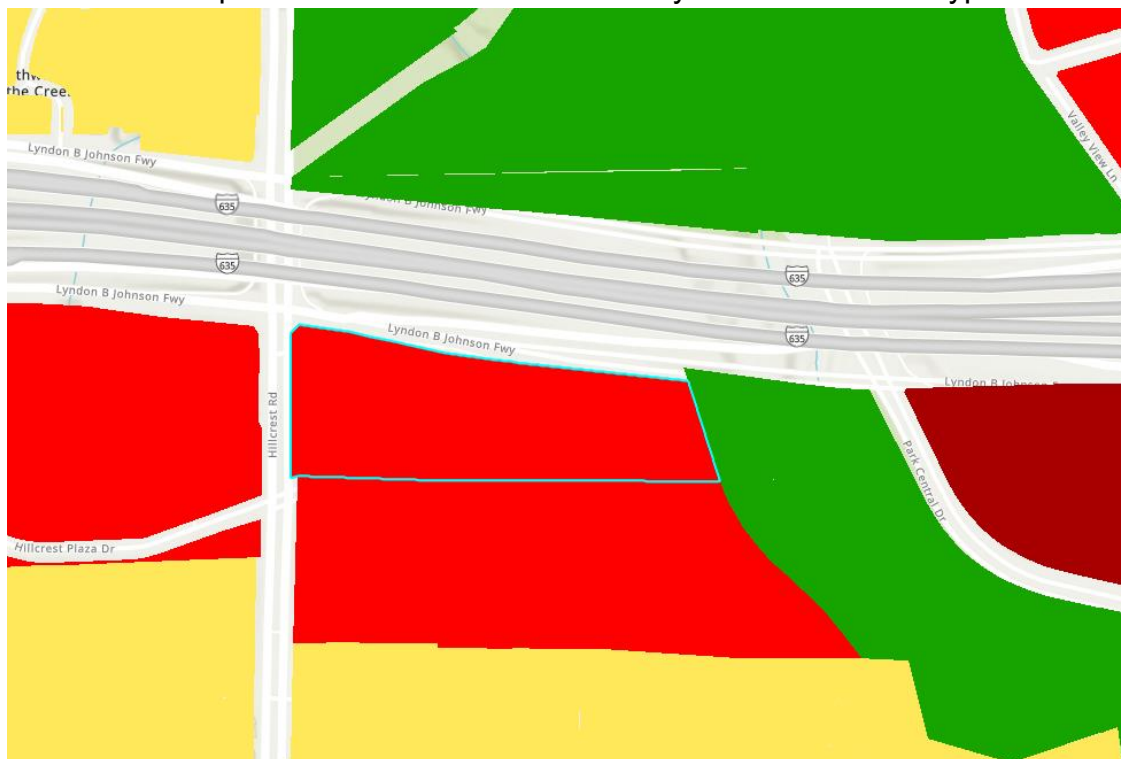
STAFF ANALYSIS:

Comprehensive Plan:

The Forward Dallas Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

The area of request is located in the Community Mixed-Use Placetype.



This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. These districts accommodate broader market needs while reinforcing neighborhood access to goods, jobs, and services in a compact, mixed-use environment.

The applicant's request is consistent with the characteristics of the Community Mixed-Use placetype and will serve as a retail amenity for the community.

Land Use:

	Zoning	Land Use
Site	NO(A) District	Office building
North	R-1/2ac(A) District	Park and public or private school
East	NO(A) District	Park
South	NO(A) District and GO(A) District with DR Z74-207	Medical clinic or ambulatory surgical center, office building, personal service use restaurant without drive-in services
West	PD 137 with SUP 2309	Office building, utility of Government installation limited to govt offices and courtrooms

Land Use Compatibility:

The area of request is currently developed with three two-story office buildings erected in 1972 per Dallas County Appraisal District records. To the south of the property there is a commercial plaza consisting of an office building use, a medical clinic or ambulatory surgical center use, a restaurant without drive-in service use, and personal use. The property is adjacent to a park toward the east and on the west across Hillcrest Road there

are office buildings. The property is adjacent to LBJ Freeway on the north side. Staff finds the applicant's requested land use to be compatible with the surrounding area.

The applicant proposes to demolish the existing buildings and develop the site with a general merchandise or food store 100,000 square feet or more. Staff considers the proposed use compatible with surrounding properties. According to forwardDallas 2.0 Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. Within more suburban areas of Dallas, these areas are consist of larger complexes, often with fewer stories while offering a large amount of retail, restaurant, and personal services. The applicant's request will create additional retail services options within the area and therefore, staff supports the proposed RR Regional Retail District request.

Development Standards:

Following is a comparison of the development standards of the current NO(A) District and the proposed RR District.

District	Setback		Min. Lot Area/Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: NO(A)	15 ft.	20 ft. adj. to res. Other: No Min.	0.5 FAR*	35 ft. structure w/gable, hip, or gambrel roof Other: 30 ft. 2 stories *	50%	Office
Proposed: RR	15 ft. 20 ft. UF	20 ft. adj. to res. Other: No Min.	0.5 FAR Office 1.5 FAR Overall*	70 ft. 5 stories	80%	Retail & personal service, office

*If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet, no limits on FAR would be applicable in either district, only when developing a project with a significant multifamily portion. When developing primarily commercial projects, base standards apply.

Design Standards:

Under [Section 51A-4.605\(a\)](#), large retail uses over 100,000 square feet are subject to additional base code design standards intended to improve compatibility with surrounding areas and mitigate potential impacts on aesthetics, pedestrian circulation, and community character. These standards require enhanced architectural treatments on facades, varied materials and rooflines, screening of mechanical equipment and service areas, and

higher-quality parking lot and landscape design. They also include requirements for pedestrian pathways, landscape buffers, tree plantings, and screening for outdoor storage and cart corrals.

Facade walls must incorporate varied design elements and changes in plane, color, or material to create visual interest. Roof equipment must be screened, and rooflines require parapets or sloping elements. Surface parking lots are limited in size and front location, require landscaped dividers, buffers, and pedestrian pathways, and must connect to major streets. Service and storage areas, mechanical equipment, and shopping cart storage must be screened. Additional restrictions apply near residential districts, such as prohibiting external speakers, limiting truck idling hours, and additional lighting review.

Land Use Comparison

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	NO(A)	RR
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
Bus or rail transit vehicle maintenance or storage facility		
Catering service		•
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		

	Existing	Proposed
Use	NO(A)	RR
Electronics service center		•
Job or lithographic printing		
Labor hall		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		R
Medical or scientific laboratory		S
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		R
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	L	•
Cemetery or mausoleum	S	S
Child-care facility	L	•
Church	•	•
College, university, or seminary		•
Community service center	S	•
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		•
Foster home		
Halfway house		S

	Existing	Proposed
Use	NO(A)	RR
Hospital		R
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
Public or private school		
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R,S, ★
Lodging or boarding house		•
Overnight general purpose shelter		★
MISCELLANEOUS USES		
Attached non-premise sign.	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window	•	•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	S	•
Duplex		
Group residential facility		
Handicapped group dwelling unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		

	Existing	Proposed
Use	NO(A)	RR
Retirement housing		
Single family		
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		★
Ambulance service		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		S
Auto service center		R
Business school	S	•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-In theater		
Dry cleaning or laundry store		•
Furniture store		•
General merchandise or food store 3,500 square feet or less		•
General merchandise or food store greater than 3,500 square feet		•
General merchandise or food store 100,000 square feet or more		•
Home improvement center, lumber, brick or building materials sales yard		R
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		S
Paraphernalia shop		S
Pawn shop		•

	Existing	Proposed
Use	NO(A)	RR
Personal service use		•
Personal service use up to 1,000 sq. ft. in floor area	L	
Restaurant without drive-in or drive-through service	S	R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		D
Heliport		S
Helistop		S
Private street or alley		
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S, ★	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		

	Existing	Proposed
Use	NO(A)	RR
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		★
Recycling collection center		★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for a general merchandise or food store 100,000 square feet or more use is

0 spaces. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond this.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an “D” MVA area.

List of Officers

List of Officers of H-E-B, LP¹

Howard Butt III, CEO

Craig Boyan, President

Roxanne Orsak, Chief Operations Officer

Scott Mitchell, Chief Commercial Officer

Yun Au, General Counsel

Lynette Padalecki, CFO

Ben Scott, Group VP Real Estate and Shopping Center Development

Juan Carlos Ruck, VP Operations North Texas

List of Officers of C&H Acquisitions, LLC

Roxanne Orsak, President

Lynette Padalecki, Chief Financial Officer

Yun Au, Secretary

Benjamin R. Scott, Group Vice President and Assistant Secretary

CPC Action
September 18, 2025

Motion: It was moved to recommend **approval** of an RR Regional Retail District, subject to amended deed restrictions volunteered by the applicant, on property zoned NO(A) Neighborhood Office District, on the southeast corner of Hillcrest Road and LBJ Freeway.

Maker: Sims
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Hall,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 12

Notices: Area: 400 Mailed: 9
Replies: For: 1 Against: 1

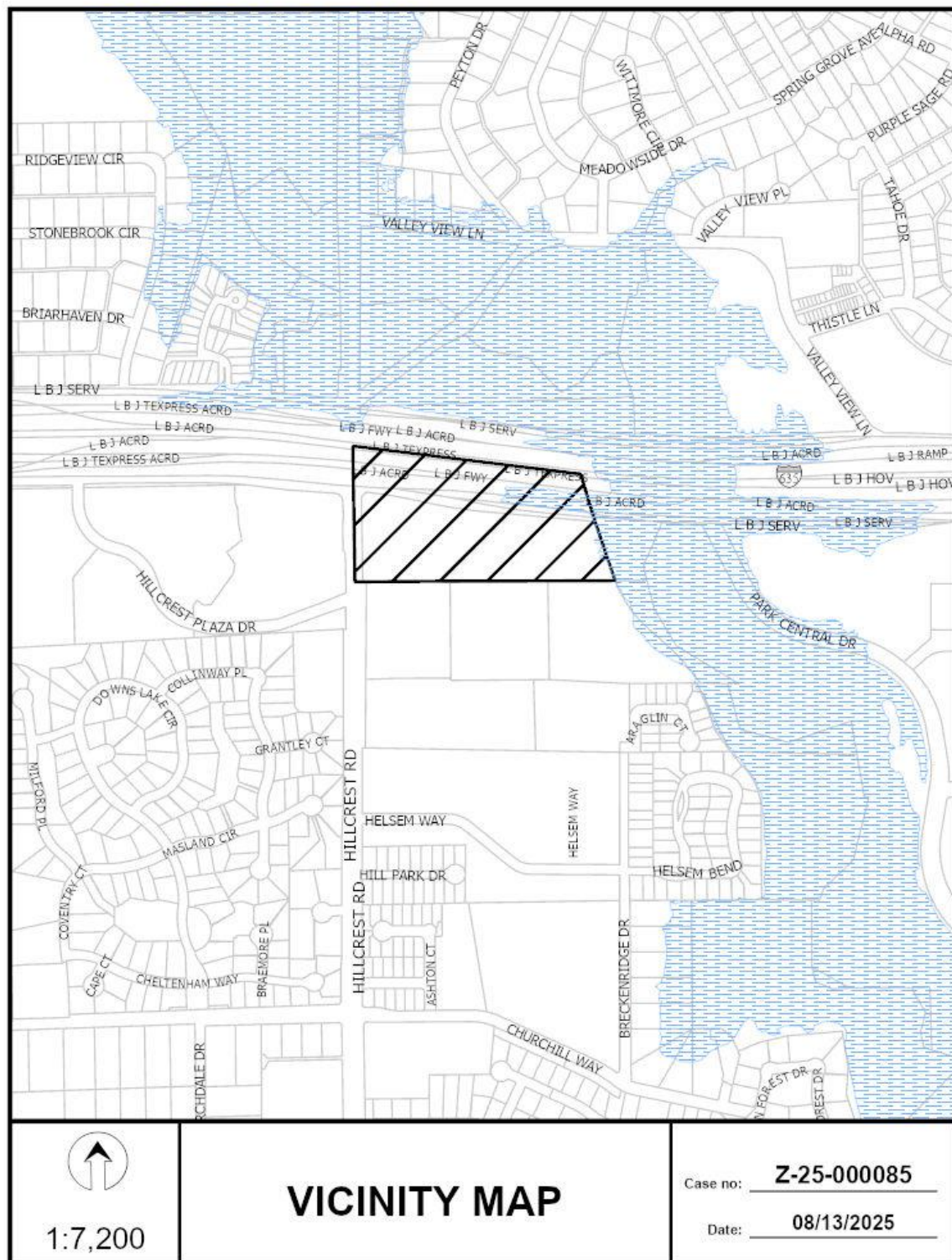
Speakers: For: Benjamin Scott, 646 S. Flores St., San Antonio, TX, 78204
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Lawrence Ginsburg, 6911 Oak Manor Dr., Dallas, TX, 75230
Greg Anderson, 7109 Mason Dells, Dallas, TX, 75230
Grey Stogner, 12720 Hillcrest Rd., Dallas, TX, 75230
Against: Chris Bowers, 1316 Village Creek Dr., Plano, TX, 75093
Beverly Heflin, 12740 Hillcrest Rd., Dallas, TX, 75230
Kristin Malmberg, 7019 Eudora Dr., Dallas, TX, 75230
Beryl George, 6904 Hillpark Dr., Dallas, TX, 75230
Leslie Desillis, 6923 Helsem Way, Dallas, TX, 75230
Paula Gaus, 7525 Araglin Ct., Dallas, TX, 75230
David Wiesbrook, 7125 Araglin Ct., Dallas, TX, 75230
Joan Nye, 7054 Helsem Way, Dallas, TX, 75230
Mary Ellen Smith, 13122 Hillcrest Rd., Dallas, TX, 75240
Kathy Coffman, 10805 Larkglen, Dallas, TX, 75230
Dawn Christensen, 6545 Longfellow Dr., Dallas, TX, 75230
Scott Mackler, 12123 Edgestone Rd., Dallas, TX, 75230

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

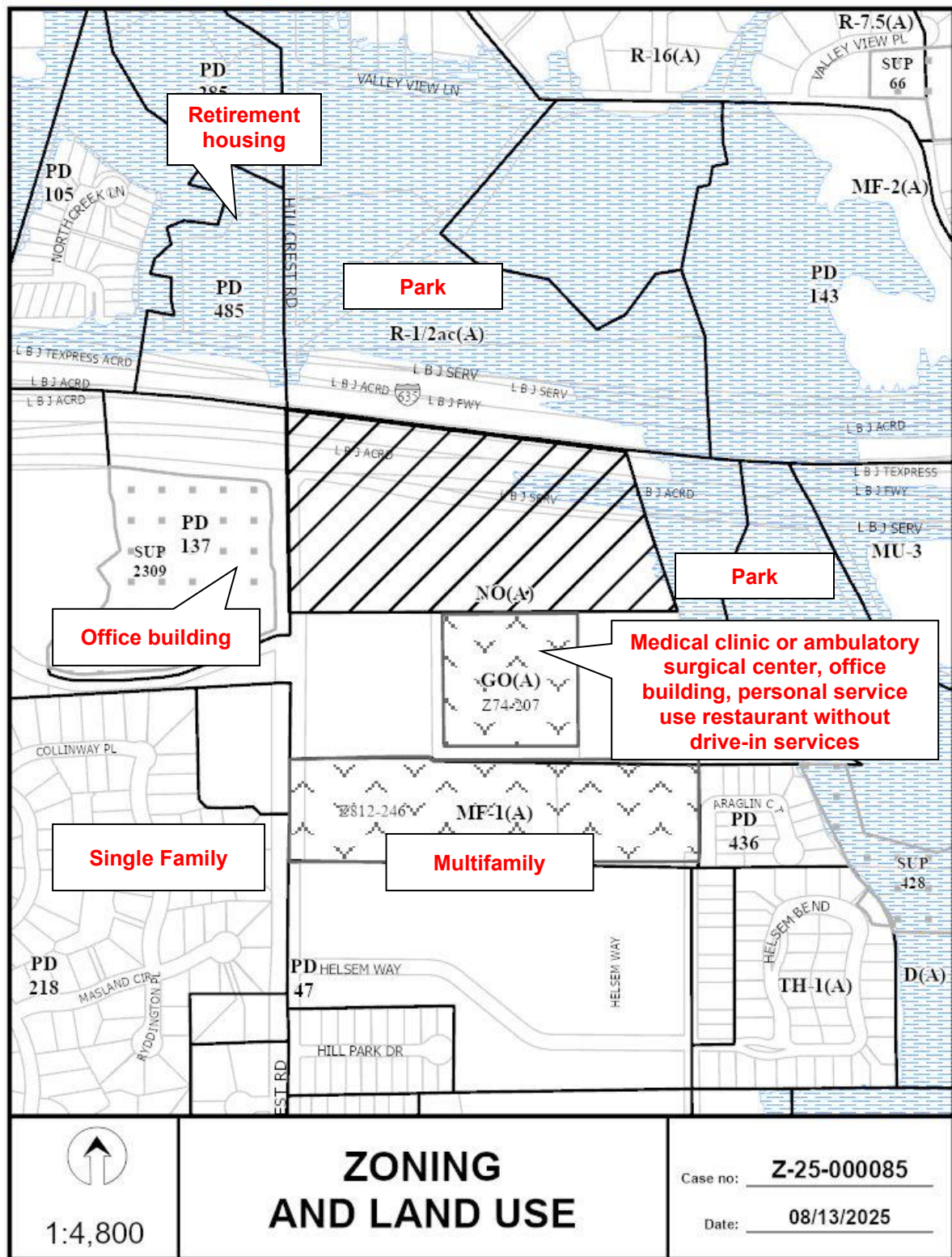
The Owner does hereby impress all of the Property with the following deed restrictions ("Restrictions"), to wit:

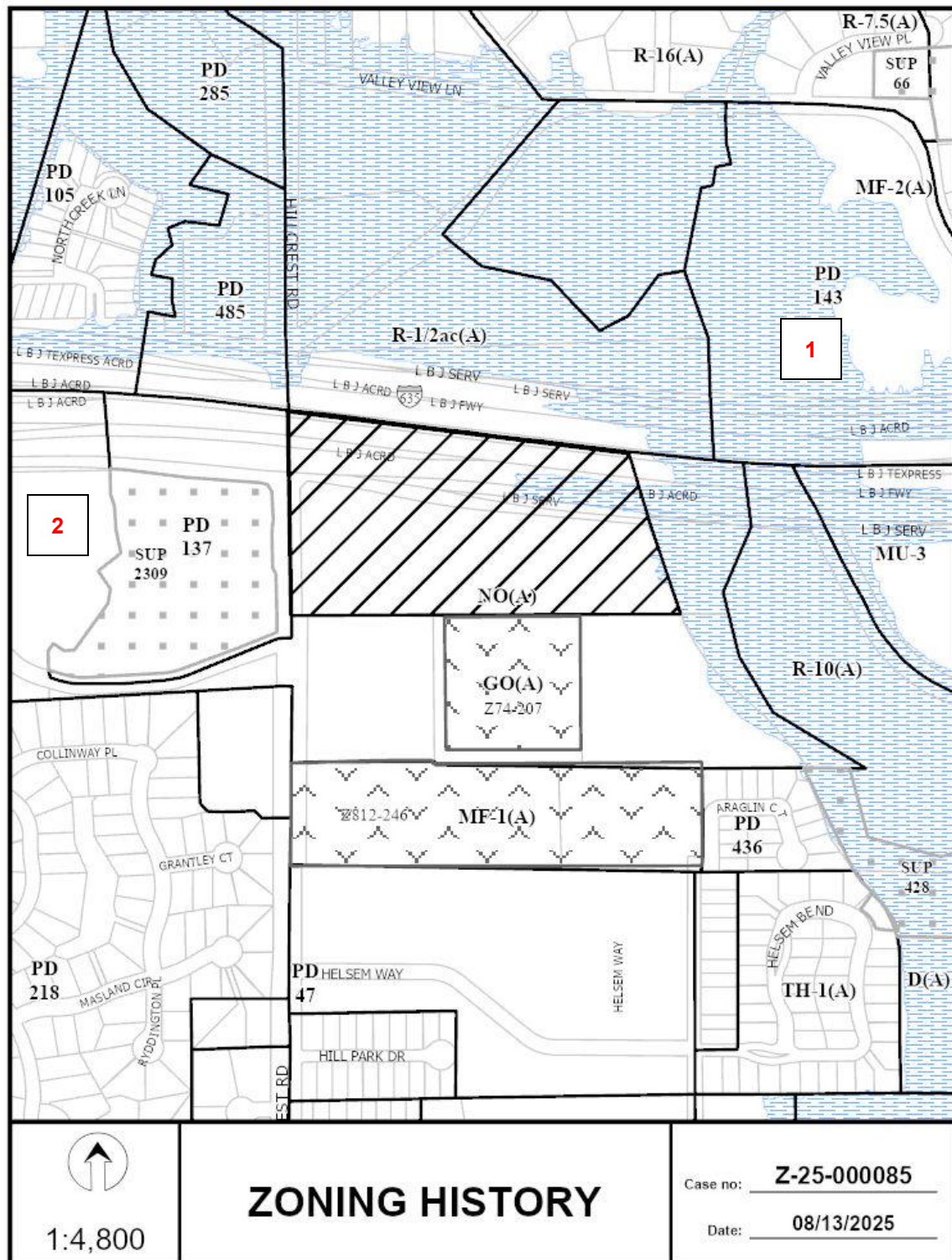
The following uses are prohibited upon the Property:

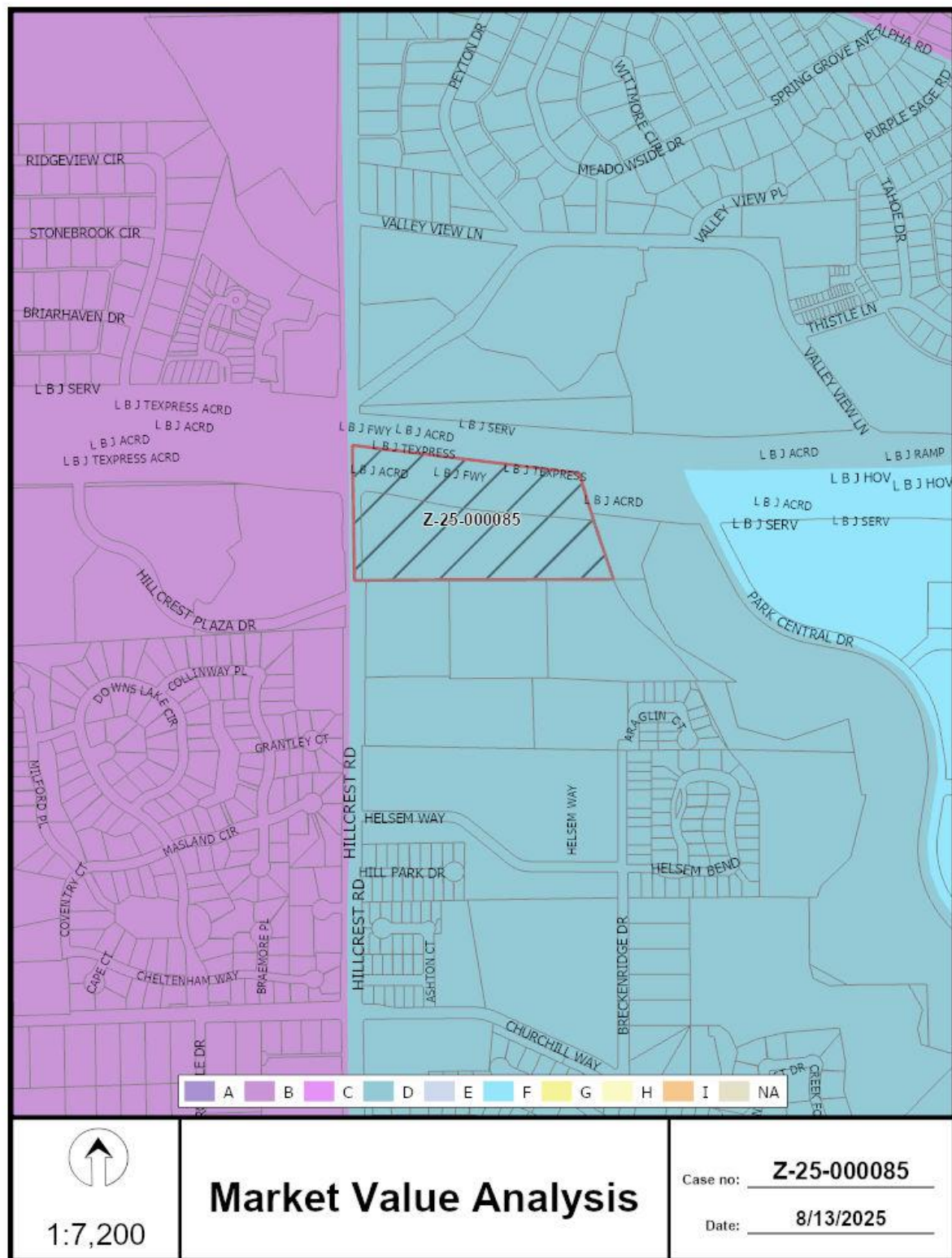
1. Commercial and business service uses.
 - a. Building repair and maintenance shop.
 - b. Machinery, heavy equipment, or truck sales and services.
 - c. Vehicle or engine repair or maintenance.
2. Retail and personal service uses.
 - a. Auto service center
 - b. Commercial amusement (inside).
 - c. Mortuary, funeral home, or commercial wedding chapel.
 - d. Pawn shop.
 - e. Vehicle display, sales, and service.
3. Transportation Uses.
 - a. Commercial bus station and terminal
4. Utility and public service uses.
 - a. Commercial radio or television transmitting station.
 - b. Electrical substation.

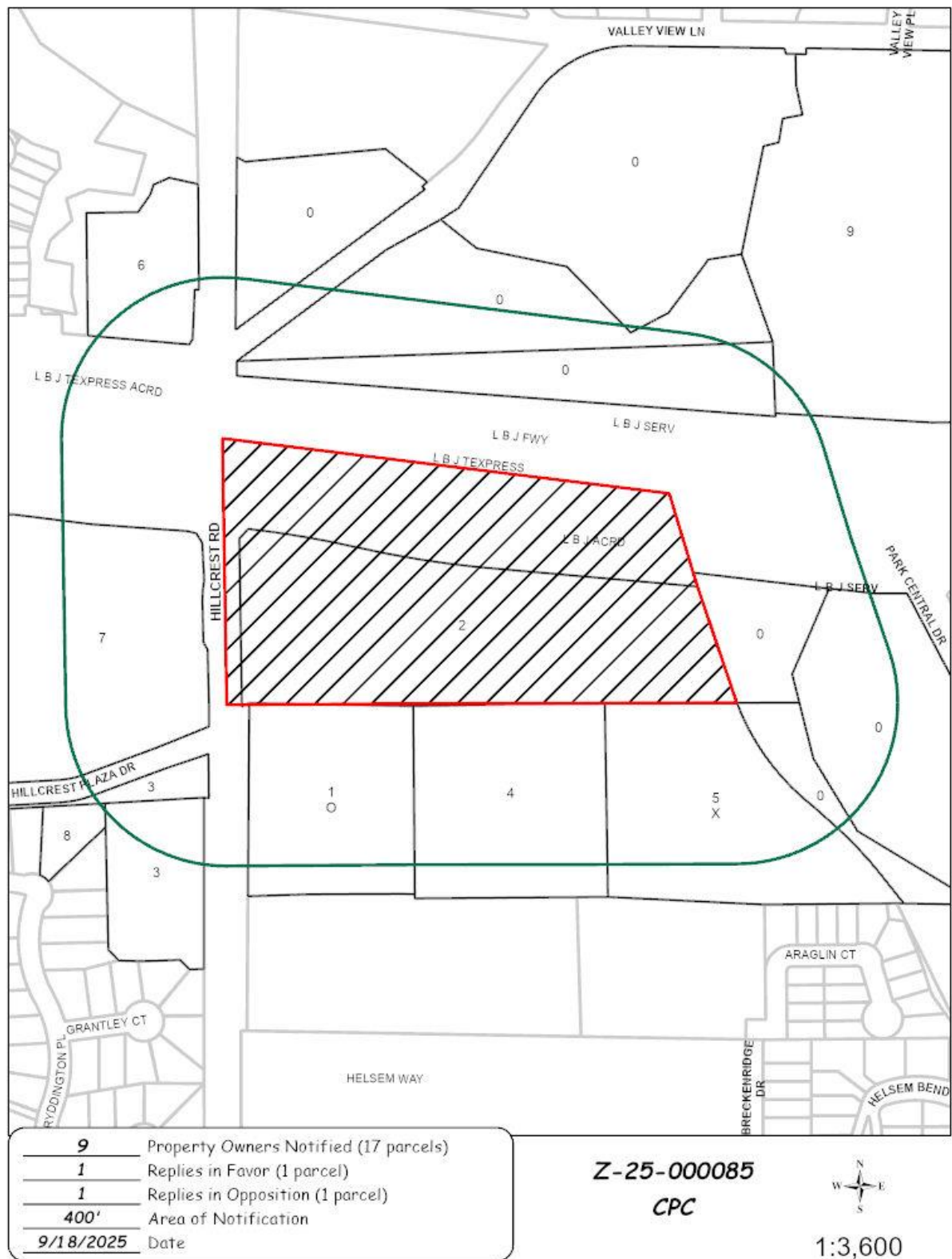












09/17/2025

Reply List of Property Owners***Z-25-000085******9 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	2	12800 HILLCREST RD	HARTMAN SPE LLC
	3	6700 LBJ FWY	CORPORATION OF EPISCOPAL
	4	12720 HILLCREST RD	ALBANY ROADHILLCREST LLC
	6	13001 HILLCREST RD	SZR HILLCREST SENIOR LIVING
	7	6820LBJ FWY	6820 LBJ I
	8	17 COLLINWAY PL	EHLERS MELVILLE V &
	9	7300 VALLEY VIEW LN	COVENANT KNIGHTS SCHOOL
O	A1	12700 HILLCREST RD	GOLD DOG I LP
X	A2	12740 HILLCREST RD	SHELBY MANAGEMENT LLC